136.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,162,200 / 1,162,200
					USE VALUE:	1,162,200 / 1,162,200
					ASSESSED:	1,162,200 / 1,162,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALAUSKAS CHARLES & CAROL
Owner 2:	
Owner 3:	
Street 1:	29 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1993, having primarily Clapboard Exterior and 3258 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6529.000	607,900		554,300	1,162,200
Total Card	0.150	607,900		554,300	1,162,200
Total Parcel	0.150	607,900		554,300	1,162,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.72 /Parcel: 356.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87621

GIS Ref

GIS Ref

Insp Date 11/20/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	607,900	0	6,529.	554,300	1,162,200		Year end	12/23/2021
2021	101	FV	612,000	0	6,529.	554,300	1,166,300		Year End Roll	12/10/2020
2020	101	FV	611,900	0	6,529.	554,300	1,166,200	1,166,200	Year End Roll	12/18/2019
2019	101	FV	471,800	0	6,529.	585,100	1,056,900	1,056,900	Year End Roll	1/3/2019
2018	101	FV	471,800	0	6,529.	431,100	902,900	902,900	Year End Roll	12/20/2017
2017	101	FV	471,800	0	6,529.	412,600	884,400	884,400	Year End Roll	1/3/2017
2016	101	FV	471,800	0	6,529.	381,800	853,600	853,600	Year End	1/4/2016
2015	101	FV	467,600	0	6,529.	320,300	787,900	787,900	Year End Roll	12/11/2014

!10583!

PRINT

Date	Time
12/30/21	10:58:54

LAST REV

Date	Time
07/27/21	11:00:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10583

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON CONST C	23675-566		9/21/1993		342,500	No	No		Y

USER DEFINED

Prior Id # 1:	87621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	990	Redo Bat	41,500	O				
8/25/2015	1215	Re-Roof	8,000		8/25/2015			Strip and re-roof.
6/4/2007	407	Manual	15,000			G8	GR FY08	new fr porch roof,
2/4/1997	53		15,000					REMODEL BASEMENT
6/8/1993	2451		135,000					40X40X28 NEW HOME

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2021	Info Office	PT	Paul T
11/12/2015	Permit Insp	PC	PHIL C
11/20/2008	Meas/Inspect	355	PATRIOT
11/5/1999	Meas/Inspect	266	PATRIOT
5/18/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6529		Sq. Ft.	Site		0	90.	0.94	10									554,281						554,300	

Total AC/HA:	0.14989	Total SF/SM:	6529	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	554,281	Spl Credit		Total:	554,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	9.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.5	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06666660
Const Adj.:	1.00999999
Adj $ / SQ:	140.053
Other Features:	123642
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671759
Depreciation:	63817
Depreciated Total:	607942

COMMENTS

. PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

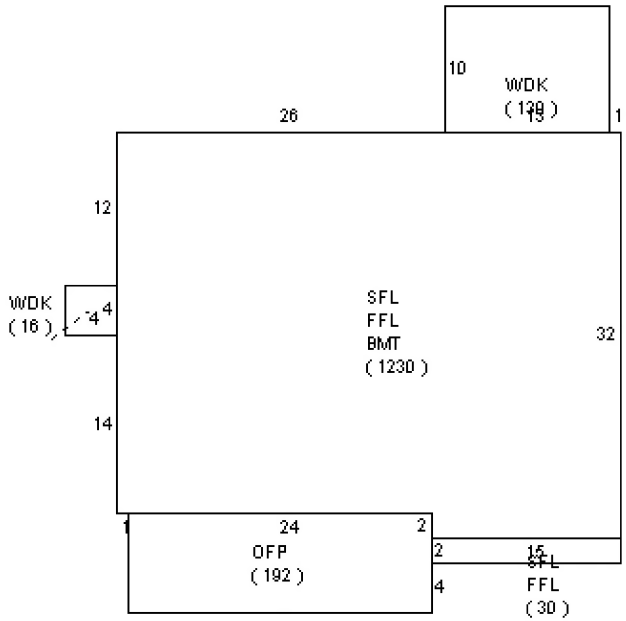
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.46
Special Features:	0	Val/Su Net:	148.70
Final Total:	607900	Val/Su SzAd	241.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,260	140.050	176,467
SFL	Second Floor	1,260	140.050	176,467
BMT	Basement	1,230	58.400	71,835
OFP	Open Porch	192	25.340	4,866
WDK	Deck	146	12.980	1,895

Net Sketched Area:	4,088			Total:	431,530
Size Ad	2520	Gross Area	4088	FinArea	3258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	